

LOT 273
DEL WEBB WILDLIGHT PHASE 2B
OR 2608/961

PULTE HOME COMPANY LLC
4901 VINELAND RD STE 500
ORLANDO, FL 32811

2025

50-3N-27-1004-0273-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																							
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
																		VALUATION SUMMARY																							
VALUATION BY																		STANDARD																							
Tax Group: 4																		Tax Dist:																							
BUILDING MARKET VALUE																		0																							
TOTAL MARKET OB/XF VALUE																		0																							
TOTAL LAND VALUE - MARKET																		85,000																							
TOTAL MARKET VALUE																		85,000																							
SOH/AGL Deduction																		2,500																							
ASSESSED VALUE																		82,500																							
TOTAL EXEMPTION VALUE																		0																							
BASE TAXABLE VALUE																		82,500																							
TOTAL JUST VALUE																		85,000																							
NCON VALUE																		0																							
INCOME VALUE																																									
PREVIOUS YEAR MKT VALUE																		75,000																							
DOR CODE																		0000 VACANT																							
MAP NUM																		MKT AREA 04																							
NEIGHBORHOOD/LOC																		4094.00																							
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																				
TOTALS																		345 TRANQUIL TRAIL CIR, YULEE												BLD DATE 05/13/2025 MLU											
EXTRA FEATURES																														BUILDING NOTES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	BUILDING DIMENSIONS																								
1	000134	C	RES POND			0		PD - E 0.00	0.00	1.00	LT	1.00	1.00	1.00	85,000.00	85,000.00	85,000																								
LAND DESCRIPTION																		TOTAL OB/XF 0																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																	
1	000134	C	RES POND	0		PD - E	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000																								
REVIEW DATE 06/10/2025 BY WW																		Total Acres: 0.00												Total Land Value: 85,000											
																		Market: 0												Agricultural: 0											
																														Common: 85,000											
																														PRINTED 07/30/2025 BY SYS											